

THE MANOR HOUSE



THE MANOR HOUSE, UPPER SWELL, GL54 1EW

THE MANOR HOUSE: RECEPTION/DINING HALL • DRAWING ROOM • FAMILY ROOM • SITTING ROOM
KITCHEN/BREAKFAST ROOM • WALK-IN PANTRY • UTILITY ROOM • CLOAKROOM • BOOT ROOM
WINE CELLARS • 6 BEDROOMS • 3 BATHROOMS • THE COACH HOUSE & THE MANOR STABLES • OFFICE
GYM • PADDOCK • LAWN TENNIS COURT • FISHING RIGHTS (2 RODS) • EXTENSIVE OUTBUILDINGS

THE COACH HOUSE: RECEPTION HALL • DRAWING ROOM • KITCHEN/BREAKFAST ROOM • PANTRY
CLOAKROOM • 2 BEDROOM SUITES

THE MANOR STABLES: RECEPTION HALL • SITTING ROOM • DINING ROOM • KITCHEN • GARDEN ROOM
UTILITY • BEDROOM SUITE

AN IMPRESSIVE COTSWOLD MANOR HOUSE IN AN IDYLIC SETTING.

DESCRIPTION

The Manor House is the perfect example of an exceptional Cotswold country home steeped in history and crafted with care and expertise, using the finest original materials. Entered via a beautiful sweeping driveway, this impressive country home was built around 375 years ago in the classic Elizabethan style.

The Manor House:

Upon entering the hall and dining area, one is immediately impressed by the grandeur of the room and the beauty of the original Jacobean oak staircase. Spacious yet homely, this is a wonderful entrance and a superb entertaining space with views over the garden and lake beyond.

The adjoining sitting room currently doubles as a delightful playroom with a large window allowing plenty of natural day light. Interconnecting doors lead to the drawing room with open fireplace and views over the garden.

Across the entrance hall is the breakfast/dining room which is the heart of the house.

The stunning green Aga adds such warmth and comfort in the colder months and the walk-in pantry is any kitchen enthusiasts dream addition.

Beyond the kitchen is the family room with fantastic large French doors leading to the terrace and windows giving 180 degree views of the garden and lake. The original elm floor, exposed beams and spiral staircase are attractive features. This stunning room is perfect for family living and entertaining.

A boot room, utility room and cloakroom are useful additions to the downstairs living area.

The first floor comprises a large master bedroom, traditionally used as an upstairs drawing room, with a magnificent Italian Renaissance fireplace and a beautiful ornate ceiling.

Across the hallway are two further spacious bedrooms and two bathrooms. The rooms and landing offer plenty of discreet yet ample storage.

The second floor comprises three double bedrooms and a bathroom.

The Coach House and The Manor Stables: combined offer superb additional accommodation. Alternatively, their versatility lends itself to offer accommodation spread over two dwellings such as:

The Coach House:

The entrance hall leads through to a bright and light open plan kitchen/breakfast room, with handy pantry and downstairs cloakroom. The drawing room is equally bright with large windows overlooking the front of the property, oak floors and a delightful open fireplace. Upstairs there are two-bedroom suites.

The Manor Stables:

The entrance hall leads through to the spacious sitting room with a raised dining area. The adjoining kitchen is perfectly situated for winter or summer dining with its interconnecting door to the garden room, a wonderful place to relax overlooking the grounds. Beyond, is a

further spacious and bright dining room, ideal for entertaining family and friends. A generous bedroom suite offers guests comfort and privacy.

Outside:

The courtyard to the front of the house offers plenty of parking and outbuildings with great further potential, subject to obtaining the necessary planning permission. A two-story annex houses a gym and a home office.

The mature gardens are an exceptional feature of the property with rolling countryside views beyond the lake. The 19th Century stone bridge is a romantic feature serving as an additional reminder of the property's heritage. The garden is mainly laid to lawn and interspersed with a variety of mature trees and herbaceous borders. There is a grass tennis court, a pony paddock and fishing rights on the lake.

Land:

Circa 3 acres.

LOCATION

Tucked away in a quintessential Cotswold hamlet one mile from Stow-on-the-Wold, The Manor House is a hidden gem, set amongst the rolling hills of the North Cotswolds.

Nearby Stow-on-the-Wold provides good local shopping and recreational facilities. The market town's thriving community provides a diverse array of boutique and antique shops, restaurants and tea rooms.

One is spoilt for choice with the fabulous selection of idyllic Cotswold villages and towns which are only a short drive away. Whether it be Moreton-in-Marsh or Burford which offer various weekly markets and attractions such as the Burford Garden Centre and The Cotswold Wildlife Park; picturesque Chipping Norton with its wonderful quaint theatre, renowned for its superb Christmas Pantomime; Chipping Camden with its elegant Cotswold stone buildings which provide a plethora of architectural styles; or Broadway, an exceptionally beautiful Cotswold village.

Daylesford Organic Farm Shop, 4 miles away, is set in enchanting grounds and has a superb restaurant and deli to suit all taste buds. A little further afield is Soho Farmhouse, the spectacular members club set in 100 acres of stunning Oxfordshire Countryside.

Cheltenham is a short drive south and not only offers an array of excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals and of course horse racing. The latter can also be enjoyed in Stratford-upon-Avon and Warwick.

The area offers a superb choice of schooling with an outstanding selection of state, grammar and private schools such as Temple Guiting Primary School, The Cotswold School, Kitebrook, Tudor Hall, Chipping Camden School, Cheltenham College, Pate's, St Hugh's, to name but a few.

Sporting opportunities are abundant in the area with nearby golf courses in Broadway, Cheltenham, Cirencester and Naunton Downs; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well connected direct train services.



STOW-ON-THE-WOLD 1 MILE
MORETON-IN-MARSH 5 MILES
KINGHAM 7 MILES (DIRECT TRAIN
TO LONDON PADDINGTON)
BURFORD 11 MILES
CHELTENHAM 17 MILES
OXFORD 29 MILES

All distances and times are approximate







GENERAL INFORMATION

Tenure: Freehold. Grade 2* Listed.

Services: Mains water and electricity.
Private drainage. Oil-fired central heating.

Postcode: GL54 1EW.

Viewing: Strictly by appointment through
Sharvell Property Ltd.

Fixtures & Fittings: Some mentioned in

these sales particulars are included in
the sale. All others are specifically
excluded but may be made available
by separate negotiation.

Local Authorities: Cotswold District
Council, Trinity Road, Cirencester,
Gloucestershire. Tel: 01285 643000.

Council Tax Band H.





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